

Tomah Public Housing Authority
City Hall Annex – 107 E. Milwaukee Street, Tomah, WI 54660
Mailing Address: 819 Superior Avenue, Tomah, WI 54660
Tel (608) 374-7455, Fax (608) 374-7458, e-mail tomahpha@tomahwi.gov

01/09/2024

MEETING NOTICE

The Tomah Public Housing Authority (TPHA) will hold a meeting on **Wednesday, January 10, 2024** at 4:15 P.M. at the Kupper-Ratsch Senior Center, 1002 Superior Ave., Tomah, WI.

NOTE: Meeting is open to attend in person or via teleconference as follows:

VIA TELECONFERENCE
CALL 571-317-3122 GO TO MEETING
MEETING ID: 674-282-333 #
Audio PIN: #

AGENDA

- 1) Call Meeting to Order & Roll Call.
- 2) Reading & Approval of Minutes from Wednesday, November 8, 2023, meeting.

INFORMATIONAL ITEMS

- 1) Fee Accountant suggested I pay the Auditors, because I signed a document after the audit was complete, so I could get the auditors reports. She felt the document held me to the higher dollar amount.
- 2) Installed Commercial Vinyl Plank flooring in apartment 307 at the Manor. This is the third completed apartment. Leon Country Floors were low quote.
- 3) Spectrum internet contract was signed. Internet coverage for those interested will begin February 1, 2024.
- 4) TDS installed fiber outside the grounds at the Lakeside Apartments.
- 5) A meeting was held between the City and Housing Staff to discuss the office lease agreement.
- 6) Due to low occupancy in 2022 at the Lakeside Facility, TPHA received a substandard rating within the HUD Public Housing Assessment System (PHAS), so I have been placed on a performance improvement plan.
- 7) Current occupancy:
 - (1) Manor 39/40 – 97%
 - (2) Maple Grove 2/2 – 100%
 - (3) Waterman 3/3 – 100%
 - (4) Lakeside 25/28 – 89% below standard, however 3 apartments offline for repairs (Unit 6, 10 and 12) – Offline apartments not counted in HUD calculation, so 100%

ACTION ITEMS

- 8) Discuss the possibility of the Housing Authority completing HUD-VASH throughout all of Monroe County.
- 9) What type of flooring would the board like to have installed at the Lakeside Apartments? (a carpet quote and a vinyl flooring quote were received)
- 10) Approve November and December 2023 Accounts Payable Reconciliation Reports
- 11) Approve October and November 2023 Fee Accountant Reports
- 12) Bank Statements

Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services.